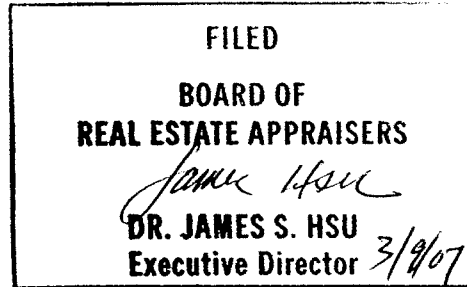


STUART RABNER
ATTORNEY GENERAL OF NEW JERSEY
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By: Susan Carboni
Deputy Attorney General
(973) 648-2894



CERTIFIED TRUE COPY

STATE OF NEW JERSEY
DEPARTMENT OF LAW AND PUBLIC SAFETY
DIVISION OF CONSUMER AFFAIRS
NEW JERSEY STATE BOARD
OF REAL ESTATE APPRAISERS

ORIGINAL

IN THE MATTER OF THE LICENSE OF :
:
MICHAEL MEEHAN, :
License RC0041500 :
:
TO ENGAGE IN REAL ESTATE :
APPRAISING IN THE STATE :
OF NEW JERSEY :
:

CONSENT ORDER

This matter was opened to the New Jersey State Board of Real Estate Appraisers ("the Board") in connection with the Board's receipt of information regarding respondent's having engaged in real estate appraising in connection with real estate transactions involving an entity known as NJ Affordable Homes Corporation. It appears that respondent failed to comply with the recordkeeping provisions of the Ethics Rule of the Uniform Standards of Professional Appraisal Practice ("the USPAP") in that, with respect to eight specific reports appraising

residential properties in Newark, New Jersey, respondent admitted that he had not maintained copies of the reports or a workfile. Respondent also admitted to having included misleading or inaccurate information in the appraisal reports, with respect to his sources of information as to the data entered in the reports, and the transfer history of the subject properties. Respondent acknowledged that the "sales price" for the subject that was specified in each appraisal report was not the price specified in a pre-existing contract, but that the contract price was actually adjusted to reflect the value conclusion reached in the reports. Other errors and omissions in respondent's reports include rental amounts, size and condition of the properties appraised. The Board finds that the eight reports all demonstrated repeated violations of Standards Rules 1 and 2 of the USPAP, and were misleading within the intentment of the Conduct Provision of the Ethics Rule of the USPAP. Thus the Board finds respondent engaged in professional misconduct pursuant to N.J.A.C. 13:40A-6.2 and N.J.S.A. 45:1-21(e) and (h), and engaged in misrepresentation in violation of N.J.S.A. 45:1-21(b).

The parties having determined to resolve this matter without further proceedings and without respondent admitting to any statutory violation, and the Board having determined that the within Order is sufficiently protective of the public interest, and for other good cause shown,

IT IS ON THIS 9th DAY OF March, , 2007,

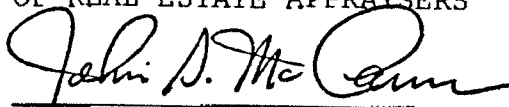
HEREBY ORDERED AND AGREED THAT:

1. Respondent shall voluntarily surrender his real estate appraising certificate upon the entry of the within Order, with such surrender to be deemed a revocation of licensure with prejudice.

2. Respondent shall pay a civil penalty in the amount of \$1,000. Payment shall be made in the form of a certified check, money order, or attorney trust account check made payable to the State of New Jersey. Payment shall be due upon the submission of this signed Order.

NEW JERSEY STATE BOARD
OF REAL ESTATE APPRAISERS

By:



John A. McCann
Board President



Michael Meehan

Date: 3/2/07

Consent as to form and entry:



Thomas Harvey, Esq.
Attorney for respondent

Date: 3/2/07